

Acreage: 3.80 acres

Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

North PD 916 Planned Development for D High Density Multifamily; site plan approved / charter school
East PD 915 Planned Development for "ER" Neighborhood Commercial Restricted, with development standards; site plan required / ACH campus medical offices
South PD 913 Planned Development for "A--5" One-Family with development standards and site plan required / vacant
West PD 916 Planned Development for "D" High Density Multifamily with development standards, site plan required / multifamily under construction

Recent Relevant Zoning and Platting History:

Zoning History:

ZC-18-099 Amend PD 722 boundary to include additional property; eff. 07/15/18

ZC-15-148 Adjust boundary lines for PD 915 and PD 916; eff. 04/21/16

ZC-13-042, Adjust boundary lines for PD-913, 915, and 916; eff. 6/26/15

ZC-11-040, FW Mason Heights, Amend development standards for "PD-721" Planned Development; for residential, commercial, and multifamily, site plan waiver requested for single-family tracts; approved 9/13/11. (Subject property)

ZC-09-110, Lockard Construction, Amend development standards for "PD-720" Planned Development; site plan waiver requested; approved 11/10/09. (Subject property and property to the north)

ZC-08-178, City of Fort Worth; rezoning to remove DD from PD 720 and 721; approved 12/2/08 (Subject property and property to the south)

ZC-06-189 City of Fort Worth; rezoning to PD/SU/DD for all uses in "E" neighborhood commercial (Subject property) and for all uses in "A-5" One Family (property to the south); approved 9/5/06

Platting History: PP-09-013 Shoppes at Renaissance Square Addition approved by the Planning Commission 10/28/09

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Wichita St.	Neighborhood Connector	Neighborhood Connector	Yes (2018-2029)
Tall Grass Prairie	Two-Way Residential	Two-Way Residential	No
Mighty Mite	Two-Way Residential	Two-Way Residential	No
Grayson St.	Two-Way Residential	Two-Way Residential	No

Public Notification:

300 foot Legal Notifications were mailed on January 23, 2019.

The following organizations were not re-notified: (emailed December 18, 2018)

Organizations Notified	
Fort Worth League of Neighborhood Assoc.	Trinity Habitat for Humanity
Glencrest Civic League NA	Streams And Valleys Inc
The New Mitchell Boulevard NA*	United Communities Assoc. of South Ft. Worth
Southeast Fort Worth Inc.	Eastland NA
East Fort Worth, Inc.	Fort Worth ISD

*Located within this Registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend PD 722 to allow for an existing building to encroach into the 20 ft. front yard setback, and to accommodate a 10 ft. tall mesh screening fence. The surrounding land uses consist of a charter school to the north, vacant land to the south, ACH campus to the east and proposed multifamily to the west. The applicant intends to redevelop an existing building into residential treatment facility for youths.

The proposed zoning change is part of an overall planned development that incorporates a mix of uses and the proposed group home **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2018 Comprehensive Plan has designated the site as Neighborhood Commercial. The proposed amendment to PD 722 for "CF" zoning to expand the ACH campus and request a waiver to the building setback is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and adopted complete streets policy.
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

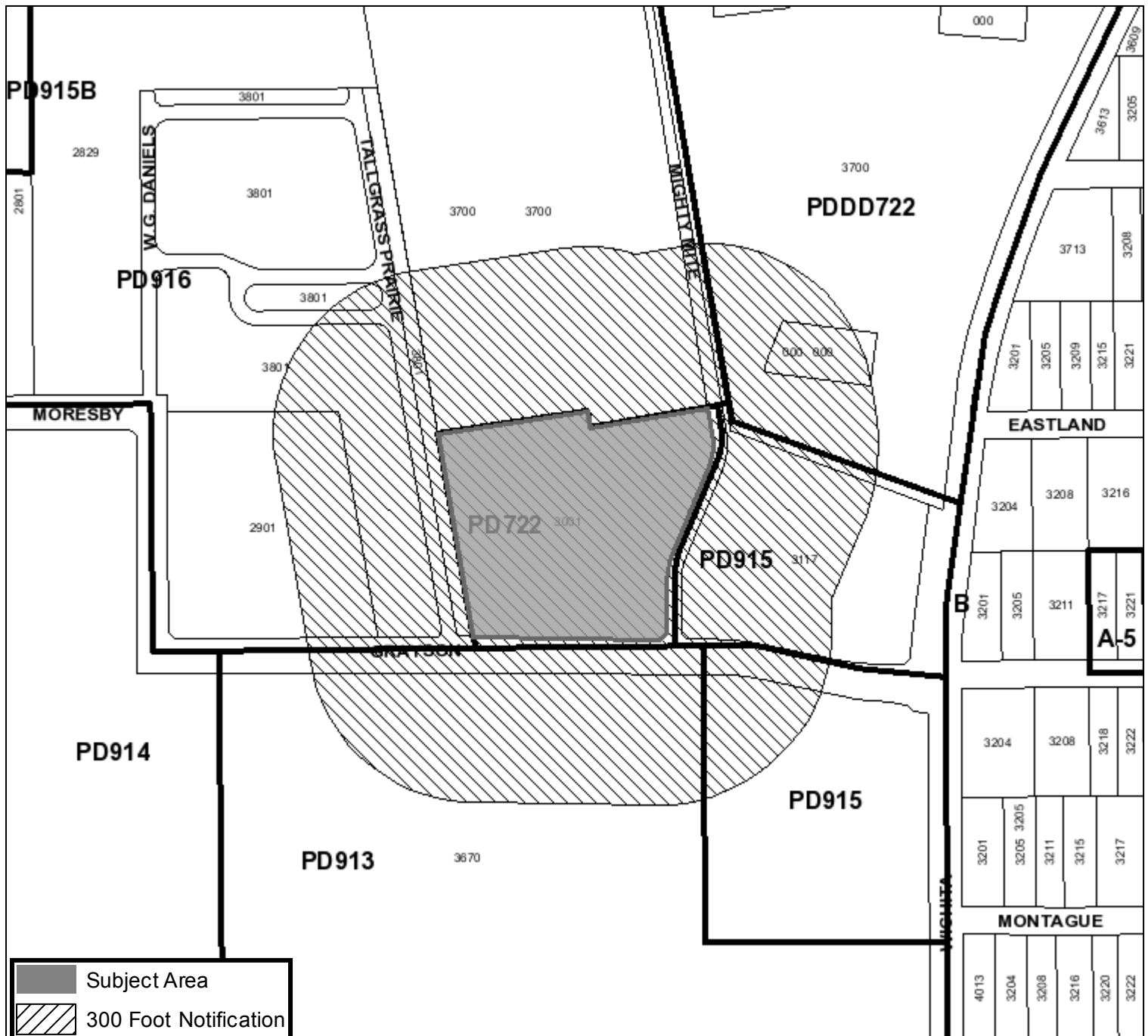
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



ZC-19-001

Area Zoning Map

Applicant: ACH Child & Family Services
Address: 3001 Grayson Street
Zoning From: PD 722 for CF uses, site plan waived
Zoning To: Request waivers to PD 722 allow 10 ft. mesh material security fence in 20 ft. front yard
Acres: 3.80759959
Mapsc0: 78X
Sector/District: Southeast
Commission Date: 2/13/2019
Contact: 817-392-2495



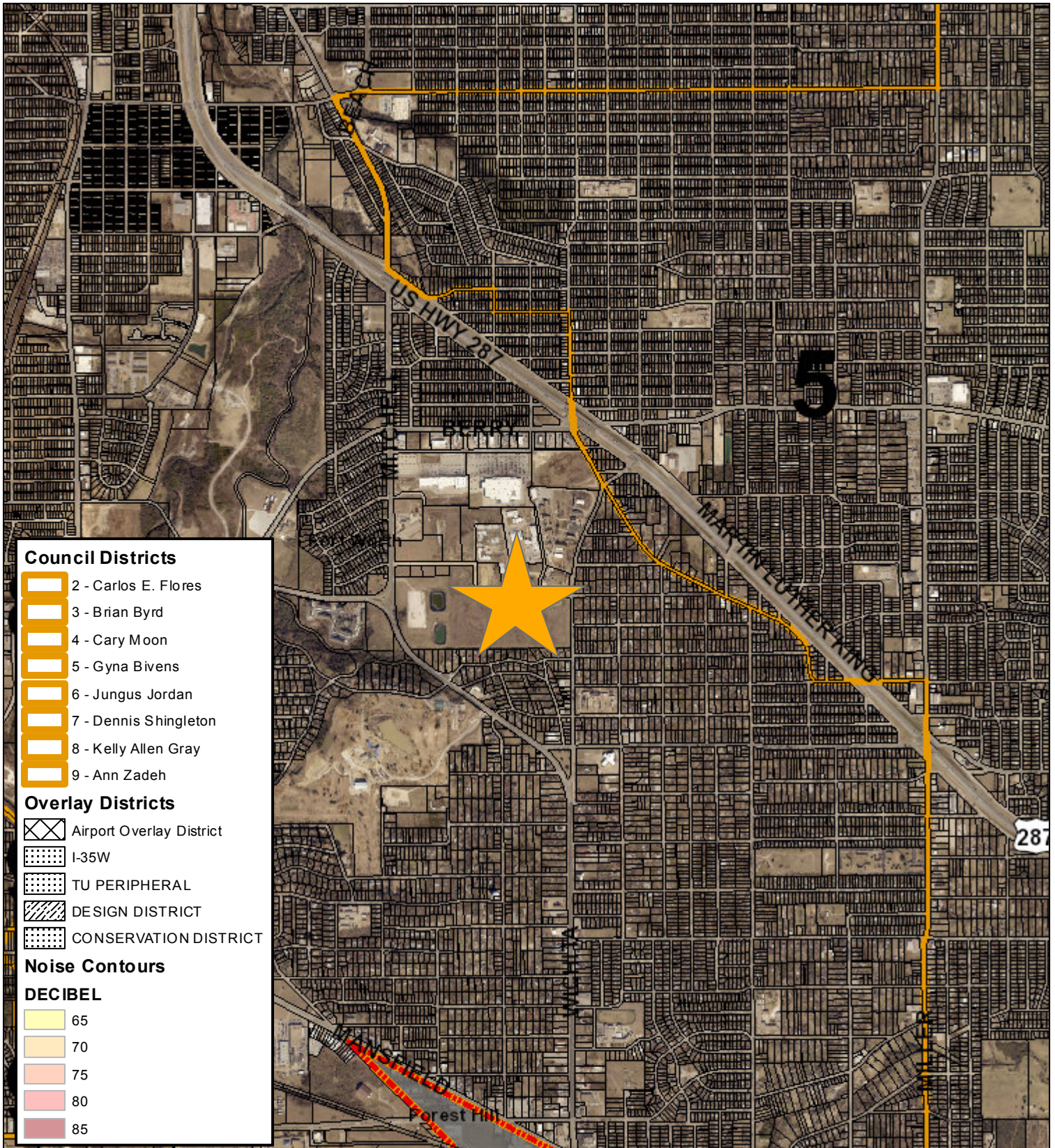
0 130 260 520 Feet

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ZC-19-001

Area Map

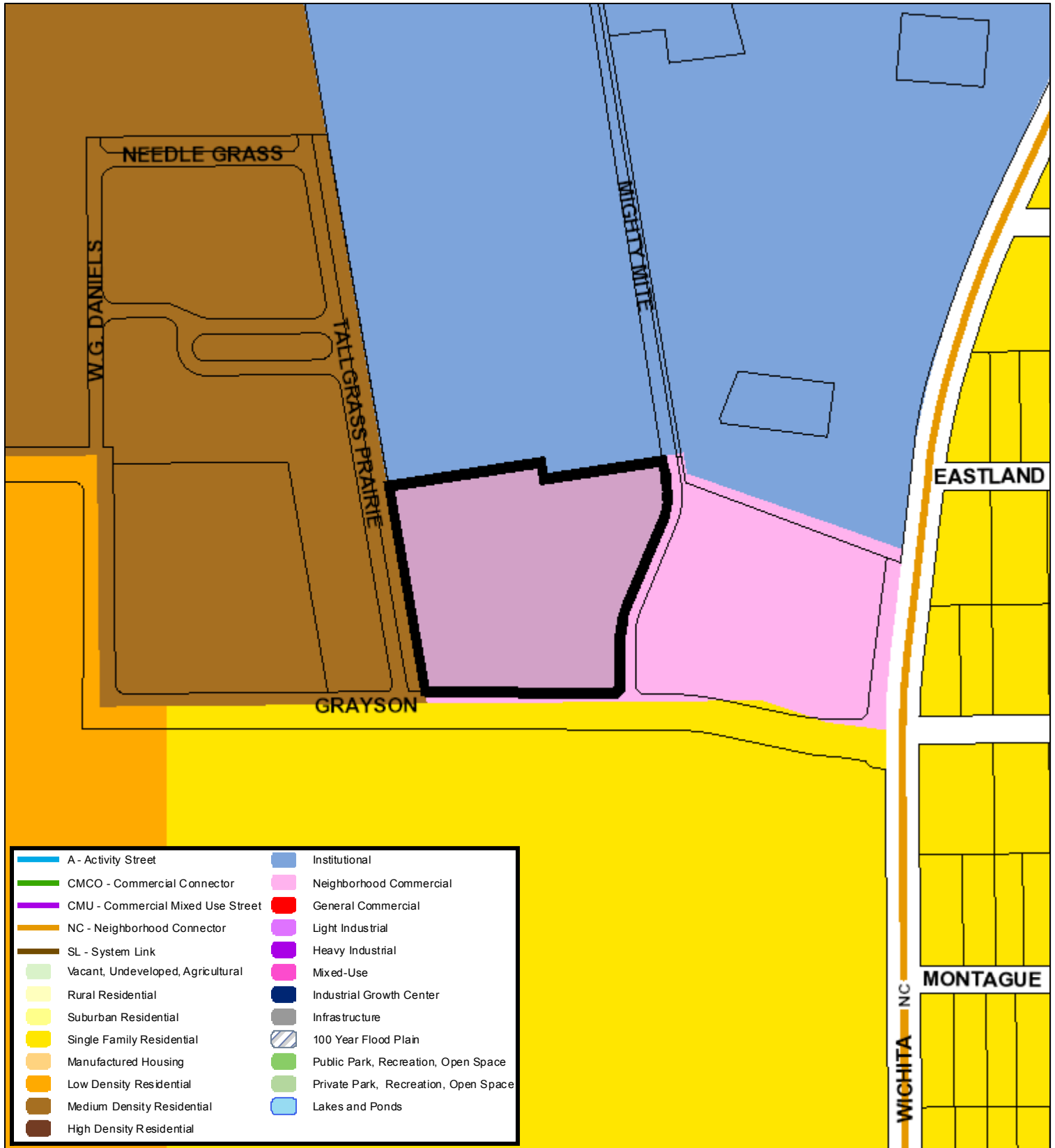


0 1,000 2,000 4,000 Feet



ZC-19-001

Future Land Use



240 120 0 240 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



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ZC-19-001

Aerial Photo Map



0 150 300 600 Feet



6. ZC-19-001 ACH Family & Child Services (CD 8) – 3001 Grayson Street (Mason Heights Addition Lot 4R1 Block 1, 3.80 ac.) From: PD 722 Planned Development/Specific Use for all uses in “CF” Community Facilities to add additional property; site plan waived To: Amend “PD 722” to request a waiver to development standards to allow a 10 ft. solid black mesh screening/security fence in the 20 ft. front yard setback; site plan waiver requested

John Baird, representing the applicant, stated they are requesting a waiver for a front yard fence for security. It will be an enclosed non-climb fence.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 9-0.

Document received for written correspondence					ZC-19-001
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
John Baird	6300 Ridglea Place		Support		Representing applicant

7. ZC-19-006 Vogel Investing Corp. (CD 9) – 1101 W. Lowden Street (South Hemphill Heights Addition Lots 1-6 Block 26, 0.75 ac.) From: “B” Two-Family To: “UR” Urban Residential

This case was withdrawn by the applicant.

8. ZC-19-008 CADG WS44, LLC (CD 7) – 4621 Keller Hicks Road (William Huff Survey, Abstract No. 649, 44.13 ac.) From: “A-5” One-Family and “T” Light Industrial To: “A-5” One-Family

Travis Clegg, representing the applicant, stated they continued to speak with neighbors during the continuance period, and that the Memorandum Of Understanding for the streets was done and executed. He stated that they have support from the nearby HOA and North Fort Worth Alliance. He also stated they plan to set the residential development back from the existing industrial uses, but did not plan for the land plan to be set in stone through a site plan. He stated he would be willing to have a PD for the bufferyard, but would like to leave the development out of it and would need to discuss if they can install a buffer in the TriCounty Electric easement.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, as amended to PD/A-5 with development standards for buffering to the north, seconded by Mr. McDonnell. The motion passed unanimously 9-0.

Document received for written correspondence					ZC-19-008
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Travis Clegg	4020 Volk Ct		Support		Representing applicant